



BOARD MEMBERS

Marvin Beatty

Chairperson

Diane Winn

Vice-Chairperson

David Esparza

Benjamin Hogue

Jonathan C. Kinloch

Akua Budu-Watkins

Nathan K. Ford

CITY OF DETROIT
BOARD OF ZONING APPEALS
Coleman A. Young Municipal Building
2 Woodward Avenue
Suite 212
Detroit, Michigan 48226
(313) 224-3595

TYRONE U. MILLER

DIRECTOR

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **OCTOBER 15, 2002**, on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

The Chairman of the Board Marvin Beatty, called the meeting to order and Director Miller called the roll at 9:20 a.m.

BOARD MEMBERS PRESENT:

- (1) Benjamin Hogue, Board Member
- (2) Diane Winn, Vice-Chairperson
- (3) Johnathan C. Kinloch, Board Member
- (4) Akua Budu-Watkins, Board Member
- (5) Nathan Ford, Board Member
- (6) David Esparza, Board Member

BOARD MEMBERS ABSENT:

- (1) Marvin Beatty Chairman (excused)

NOT PRESENT FOR THE ENTIRE MEETING: none

MINUTES:

Minutes were approved for October 1, 2002.

PROCEDURAL MATTERS:

9:00

CASE NO.: 157-02

APPLICANT: CITY OF DETROIT FIRE DEPARTMENT L-19

LOCATION: 10645 SHOEMAKER, between French Road and Harding in a R2 zone (Two-Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Lots 792-794 in the St. Clair Heights Eugene H Slomans (Plats) (Liber 18, page 50 of Wayne County Records).

PROPOSAL: CITY OF DETROIT FIRE DEPARTMENT L-19 requests permission to add a 46 by 70 foot addition to existing fire station to house fire engines in a R2 zone. This case is appealed because the board's permission is required to enlarge a non-conforming use and to expand a previous Board Grant. **(Sections 56.0000 Alterations or Enlargements of Non-Conforming Buildings or Structures Occupied by a Non-Conforming Uses and 62.0300 Appeals to the Board). SM/AP**

ACTION OF THE BOARD: Mr. Esparza made a motion to GRANT, pending proof of interest.

Affirmative: Mr. Hogue, Kinloch, Esparza, Ford
Ms. Budu-Watkins, Winn

Negative: none

GRANTED

9:15

CASE NO.: 159-02

APPLICANT: GOSPEL TRUTH TABERNACLE OF GOD CHURCH

LOCATION: 5164-5166 OGDEN, between E. Edsel Ford and McGraw in a R2 zone (Two-Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Lots 356 in the Smart Farm (Plats also P33) (Liber 34, Page 32 of Wayne County Records).

PROPOSAL: GOSPEL TRUTH TABERNACLE OF GOD CHURCH requests permission to establish a parking lot for existing church in a R2 zone. This case is appealed because of deficient front and side yard and church parking lots are permitted with approval and must be reviewed and approved by a city agency. **(Sections 62.0402 (G) Dimensional Variance and 65.0400 Standards for Permitted with Approval Uses). LH**

ACTION OF THE BOARD: No Hearing, Case is being heard by Buildings and Safety Engineering Department.

9:30

CASE NO.: 158-02

APPLICANT: HOWARD YANG

LOCATION: 17501-33 W. SEVEN MILE RD., between Oakfield and Harlow in a B4 zone. (General Business District).

LEGAL DESCRIPTION OF PROPERTY: Lots 34-42 in the Collegewood Sub (Liber 53, Page 11 of Wayne County Records).

PROPOSAL: HOWARD YANG requests permission to legalize a beauty supply store and beauty salon in a B4 zone. This case is appealed because of deficient off-street parking. **(Sections (B) Parking Variance). LH**

ACTION OF THE BOARD: Mr. Kinloch made a motion to **DENY**.

Affirmative: Mr. Hogue, Ford, Kinloch, Esparza
Ms. Winn, Budu-Watkins

Negative: none

DENIED

10:00

CASE NO.: 18-02

APPLICANT: ROBERT JAFFAL ADJOURNED FROM
MARCH 5, 2002

LOCATION: 5815-29 TIREMAN, between Colfax and
Epworth in a M2/B4 zone (Restricted
Industrial/General Business District).

LEGAL DESCRIPTION OF PROPERTY: Lots 100-103; B8 in
the Robert Gridleys (Plats) (Liber 15, page
32 of Wayne County Records).

PROPOSAL: ROBERT JAFFAL requests permission to
establish a four (4) pump gas station,
3,200 square feet with retail convenience
store in a m2/B4 zone. This case is
appealed because gasoline stations must
be reviewed and approved in a B4 zone
and are not located at the intersection of
two major thoroughfares or a freeway.
(Sections 65.0400 Standards for
Permitted with Approval Uses and
62.0403 Use Variance). AP/SM

ACTION OF THE BOARD: Mr. Kinloch made a motion to
GRANT.

Affirmative: Mr. Hogue, Ford, Kinloch, Esparza
Ms. Winn, Budu-Watkins

Negative: none

10:30 CASE NO.: 149-02

APPLICANT: VELMEIR CO. L.L.C.

**LOCATION: 18585 MACK, 4967 ANATOLE AND
4976 ANATOLE,** between Anatole and
Lafontaine in a R1 zone (Single Family
Residential District).

LEGAL DESCRIPTION OF PROPERTY: Lots 104 thru 108
and 115 thru 120 in the Sunnyside Site
Subdivision (Liber 42, Page 7 of Wayne
County Records).

PROPOSAL: VELMEIR CO. L.L.C. requests permission
to construct a 85 by 128 foot retail
pharmacy (CVS) in a r1 zone. This case is
appealed because of deficient off-street
parking and off-street loading space, also
this use is not permitted in a R1 zone.
**(Sections 62.0402 (D&B) Loading and
Parking Variance and 62.0403 Use
Variance). SM**

ACTION OF THE BOARD: Mr. Ford made a motion to
GRANT.

Affirmative: Mr. Hogue, Ford, Kinloch, Esparza
Ms. Winn, Budu-Watkins

Negative: none

Mr. Ford a motion to **CONTINUE ADVISEMENTS.**

Affirmative: Mr. Hogue, Ford, Kinloch, Esparza
Ms. Winn, Budu-Watkins

Negative: none

**ADVISEMENTS CONTINUED INDEFINITELY
UNTIL FURTHER NOTICE**

There being no further business to be transacted, Board Member Kinloch motioned that the meeting be adjourned. This motion was seconded by Board Member Ford who was unanimously carried and the meeting adjourned at 12:50 p.m.

RESPECTFULLY SUBMITTED

TYRONE U. MILLER
DIRECTOR

TUM/atp